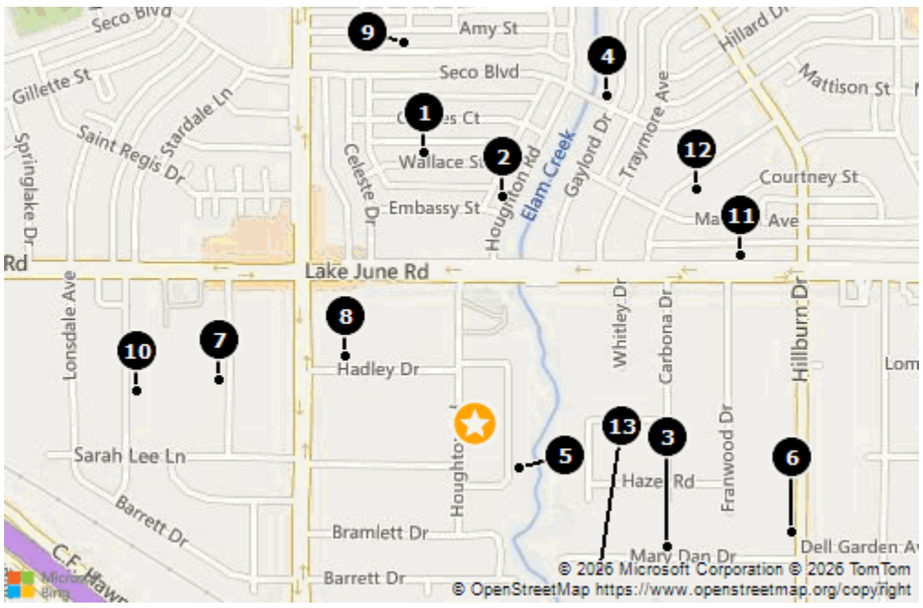
ICE SiteX Report

OrderID: 97841552

SiteX Property Information Report



Subject Property Location

1130 HOUGHTON RD, DALLAS, TX 75217-4655

County:	**DALLAS TX**	Census Tract:	481130093.013020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000560770000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$129,350 - $268,650	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$115,750	Market Improvment Value:	$115,750	Total Taxable Value:	$927
Total Assessed Value:	$205,750	Total Assessor Market Value:	$205,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: 4 Subdivision: CLOVE LAWN Map Ref: 58-K

Abbreviated Description:	CLOVE LAWN BLK 4/6292 LT 6 VOL2000086/2575 DD04272000 CO-DC 6292 004 006 3006292 004
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	11,250 SF	Bedrooms:	2	Pool:	
Building Area:	1088 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	Window
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2025	Sales Price:	$68,309
Document #:	202500213717 BK-PG 2002003-2291	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/03/2023	Sales Price:	$68,309
Document #:	2023041420 BK-PG 2002003-2291	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/15/2016	Sales Price:	N/A
Document #:	201600350883 BK-PG 2002003-02291	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/04/2002	Loan Amount:	N/A
Document #:	BK-PG 2002003-02291	Loan Type:	FHA
TD Due Date:	01/01/2032	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 6 Block: 4/6292 Subdivision: CLOVERLAWN SUBDIVISION
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	05/02/2000	Sales Price:	N/A
Document #:	BK-PG 2000086-2575	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2000		
Document Type:			

Legal Description:
Lot: 6 Block: 4/6292 Subdivision: CLOVERLAWN SUBDIVISION Map Ref: MB12 PG365
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	05/01/2000	Sales Price:	N/A
Document #:	BK-PG 2000086 -2575	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: CLOVE LAWN Map Ref: 58-K
Abbreviated Description: CLOVE LAWN BLK 4/6292 LT 6 VOL2000086/2575 DD04272000 CO-DC 6292 004 006 3006292 004
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,579 SF	Median # of Baths	1
Median Living Area	1,095 SF	Median Year Built	1952
Price Range - 2 Yrs		Age Range	3 years to 101 years
Median Value		Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**7241 WALLACE ST** **DALLAS, TX 75217-1528**	06/09/2026			1328	/3/1	1953	7,155 SF	
		APN: 00000548839000000 Document #: 202600122988 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 34/6237 Subdivision: BUCKNER PARK MapRef: VOL 16 PG 297 Abbreviated Description: Lot:11 Block:34/6237 Subdivision:BUCKNER PARK Map Ref:VOL 16 PG 297City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.31Mi.	**1339 HOUGHTON RD** **DALLAS, TX 75217-1512**	04/02/2026			1036	/3/1	1953	7,919 SF	
		APN: 00000548977000000 Document #: 202600068088 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 35/6237 Subdivision: BUCKNER PARK Abbreviated Description: Lot:16 Block:35/6237 Subdivision:BUCKNER PARK City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
3	.3Mi.	**7603 MARY DAN DR** **DALLAS, TX 75217-4603**	03/23/2026			1314	/3/1	1947	23,772 SF	
		APN: 00000560458000000 Document #: 202600059151 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: S/6291 Subdivision: S D SPRINKLE ESTATES MapRef: VOL 9 PG 73 Abbreviated Description: Lot:9 Block:S/6291 Subdivision:S D SPRINKLE ESTATES Map Ref:VOL 9 PG 73City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.48Mi.	**1507 GAYLORD DR** **DALLAS, TX 75217-1609**	02/27/2026			1008	/3/1	1952	12,012 SF	
		APN: 00000548026000000 Document #: 202600042655 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 21/6237 Subdivision: BUCKNER PARK MapRef: VOL 16 PG 61 Abbreviated Description: Lot:22 Block:21/6237 Subdivision:BUCKNER PARK Map Ref:VOL 16 PG 61Abbreviated Description:FIRST FILING City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.09Mi.	**1040 CREEKSIDE DR** **DALLAS, TX 75217-4649**	01/16/2026			1387	/3/2	1949	15,000 SF	
		APN: 00000560863000000 Document #: 202600011076 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5/6292 Subdivision: RESUBDIVISION OF BLOCK 4 OF CLOVER LAWN SUBDIVISIO MapRef: VOL 12 PG 365 Abbreviated Description: Lot:15 Block:5/6292 Subdivision:RESUBDIVISION OF BLOCK 4 OF CLOVER LAWN SUBDIVISIO Map Ref:VOL 12 PG 365City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.45Mi.	**1013 HILLBURN DR** **DALLAS, TX 75217-4328**	01/12/2026			1122	/3/1	1947	8,240 SF	
		APN: 00000561481000000 Document #: 202600007304 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: ISSAC ELAM SURVEY ABSTRACT NO 442 MapRef: VOL 90235 PG 3059 Abbreviated Description: Subdivision:ISSAC ELAM SURVEY ABSTRACT NO 442 Map Ref:VOL 90235 PG 3059								
7	.36Mi.	**1143 RIDGEWOOD DR** **DALLAS, TX 75217-4928**	12/31/2025			1092	/3/1	1925	7,813 SF	
		APN: 00000549823000000 Document #: 202500273262 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: B/6245 Subdivision: HOME GARDENS MapRef: VOL 6 PG 89 Abbreviated Description: Lot:15 Block:B/6245 Subdivision:HOME GARDENS Map Ref:VOL 6 PG 89City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
8	.21Mi.	**7123 HADLEY DR** **DALLAS, TX 75217-4682**	12/12/2025			1080	/2/1	1945	23,175 SF	
		APN: 00000560587000000 Document #: 202500260739 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 1/6292 Subdivision: CLOVER LAWN SUBDIVISION MapRef: VOL 9 PG 359 Abbreviated Description: Lot:21 Block:1/6292 Subdivision:CLOVER LAWN SUBDIVISION Map Ref:VOL 9 PG 359City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
9	.53Mi.	**7220 AMY ST** **DALLAS, TX 75217-1553**	10/09/2025			1070	/3/1	1955	7,634 SF	
		APN: 00000546361000000 Document #: 202500213039 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 10 Block: A/6237 Subdivision: BUCKNER HEIGHTS ADDITION MapRef: VOL 18 PG 363 Abbreviated Description: Lot:10 Block:A/6237 Subdivision:BUCKNER HEIGHTS ADDITION Map Ref:VOL 18 PG 363City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.45Mi.	**1132 TEMPLECLIFF DR** **DALLAS, TX 75217-4942**	10/08/2025	1724	/3/2	1956	13,020 SF

APN: 00000549679000000 Document #: 202500211787
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: B/6244 Subdivision: A SUBDIVISION OF PART OF CITY BLOCK 6244 AND PART MapRef: VOL 29 PG 173 Abbreviated Description: Lot:10 Block:B/6244 Subdivision:A SUBDIVISION OF PART OF CITY BLOCK 6244 AND PART Map Ref:VOL 29 PG 173City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.43Mi.	**7703 LAKE JUNE RD** **DALLAS, TX 75217-1651**	08/29/2025	1095	/3/1	1952	7,410 SF

APN: 00000547537000000 Document #: 202500181463
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26&27 Block: 14/6237 Subdivision: BUCKNER PARK ADDITION MapRef: VOL 17 PG 423 Abbreviated Description: Lot:26&27 Block:14/6237 Subdivision:BUCKNER PARK ADDITION Map Ref:VOL 17 PG 423City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.44Mi.	**1422 WHITLEY DR** **DALLAS, TX 75217-1660**	08/15/2025	880	/2/1	1951	8,579 SF

APN: 00000547624000000 Document #: 202500171328
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 16 Subdivision: BUCKNER PARK ADDITION MapRef: VOL 16 PG 61 Abbreviated Description: Lot:13 Block:16 Subdivision:BUCKNER PARK ADDITION Map Ref:VOL 16 PG 61City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

13	.28Mi.	**7506 MARY DAN DR** **DALLAS, TX 75217-4602**	07/24/2025	2300	/4/2	2023	22,646 SF

APN: 00000560485000000 Document #: 202500154344
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 6291 Subdivision: SD SPRINKLE ESTATES MapRef: VOL 9 PG 73 Abbreviated Description: Lot:18 Block:6291 Subdivision:SD SPRINKLE ESTATES Map Ref:VOL 9 PG 73City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1130 HOUGHTON RD**	**05/01/2000**	$205,750	$205,750	1,088	/2/1	1954	11,250 SF	
.01Mi.	**1124 HOUGHTON RD**	**02/04/1988**	$215,850	$215,850	1,257	/2/1	1954	11,250 SF	
.01Mi.	**1136 HOUGHTON RD**	**07/19/2024**	$197,580	$197,580	1,005	/2/1	1954	11,250 SF	
.03Mi.	**1065 CREEKSIDE DR**	**05/25/2012**	$232,510	$232,510	1,466	/3/1	1950	11,250 SF	
.03Mi.	**1118 HOUGHTON RD**	**06/07/2013**	$151,370	$151,370	1,355	/3/2	1954	11,250 SF	
.03Mi.	**1142 HOUGHTON RD**	**04/05/2023**	$203,180	$203,180	1,052	/2/1	1954	11,250 SF	
.03Mi.	**1105 CREEKSIDE DR**	**12/02/1997**	$223,150	$223,150	1,130	/2/1	1950	11,250 SF	
.03Mi.	**1059 CREEKSIDE DR**	**04/22/2021**	$217,930	$217,930	1,200	/3/1	1950	11,250 SF	
.04Mi.	**7241 HAZEL RD**	**12/20/2024**	$224,010	$224,010	1,354	/3/1	1950	23,175 SF	
.04Mi.	**1111 CREEKSIDE DR**	**06/06/2005**	$223,660	$223,660	1,260	/3/1	1950	11,250 SF	Yes
.04Mi.	**1053 CREEKSIDE DR**	**05/11/1998**	$235,090	$235,090	1,421	/3/1	1954	11,250 SF	
.04Mi.	**1148 HOUGHTON RD**	**01/26/2023**	$187,580	$187,580	864	/2/1	1954	11,250 SF	
.04Mi.	**1112 HOUGHTON RD**	**03/05/2025**	$196,880	$196,880	1,005	/2/1	1954	11,250 SF	
.05Mi.	**7236 HADLEY DR**		$187,410	$187,410	882	/2/1	1950	23,175 SF	
.05Mi.	**7231 HAZEL RD**	**07/27/2020**	$212,720	$212,720	1,176	/2/2	1950	23,175 SF	
.05Mi.	**1117 CREEKSIDE DR**	**03/05/1999**	$266,270	$266,270	1,702	/4/2	1954	11,250 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

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Demographics & Income

Median Age:	30.7 years old	Households:	22,583
Median Household Income:	$51,483	Households w/Family:	80%
Household Income Per Capita:	$16,885	Households w/Family Married:	52%
Most Common Education Level:	Some High School	Households w/Family Children:	49%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Henry B. Gonzalez Personalized Learning Academy** Number of Students: 513 Student-Teacher Ratio: 14.66	C+	Public	EE - 5
2.88Mi.	**H. Grady Spruce High School** Number of Students: 1,370 Student-Teacher Ratio: 14.55 Advanced Placement: Yes	D-	Public	9 - 12
0.73Mi.	**E.B. Comstock Middle School** Number of Students: 599 Student-Teacher Ratio: 13.87	C-	Public	6 - 8

Flood Report

The Subject Property of **1130 HOUGHTON RD, DALLAS, TX 75217-4655** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	75%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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